

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Bert Briones, #237594 RED HILL LAW GROUP 15615 Alton Parkway, Suite 210 Irvine, California 92618 Telephone: (714) 733-4455 Facsimile: (714) 733-4450 bb@redhilllawgroup.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor/Debtor-in-possession	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: HELEN WEATHERBY Debtor(s).	CASE NO.: 8:20-bk-11725-ES CHAPTER: 11 NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: 12/03/2020	Time: 10:30 am
Location: ; Ctrm 5A	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 11/20/2020

Description of property to be sold:

32401 Seven Seas Drive, Dana Point, CA 92629

Terms and conditions of sale:

(1) entry of a Bankruptcy Court Order approving the sale free and clear of all liens, (2) property sold "AS-IS" "WHERE IS" condition; (3) no contingencies. See Exhibits "A" and "B" attached to the Motion for sepcific inforamtion on all conditions of the proposed sale.

Proposed sale price: \$ 2,910,000.00

Overbid procedure (if any):

Any Overbid must be accompanied by a deposit of \$87,000 in certified funds; Bidding shall commence at \$2,940,000 (\$31,000 over Buyer's initial bid of \$2,910,000). See Motion for further details

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: December 3, 2020

Time: 10:30 am

Ctrm: 5A

Address: 411 W. Fourth Street, Santa Ana, CA 92701

IN RESPONSE TO COVID-19 Hearing To Be Held Remotely Using ZoomGov Audio and Video. Please see Supplemental Notice of Hearing, Docket Number 77, filed concurrently herewith

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Bert Briones, #237594

RED HILL LAW GROUP

15615 Alton Parkway, Suite 210

Irvine, California 92618

Telephone: (714) 733-4455

Facsimile: (714) 733-4450

bb@redhilllawgroup.com

Date: 11/08/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
15615 Alton Parkway, Suite 210. Irvine, CA 92618

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 11/08/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

William D Coffee bcoffee@sr-firm.com, liwata@sr-firm.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
Theron S Covey tcovey@rasflaw.com
Nancy S Goldenberg nancy.goldenberg@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 11/08/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

The Honorable Erithe A. Smith
411 West Fourth Street
Suite 5041
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/08/2020
Date

Kathe Enright
Printed Name

/s/ Kathe Enright
Signature

In re: Helen Weatherby	Debtor(s).	CHAPTER 11 CASE NUMBER 8:20-bk-11725-ES
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<u>Served via US Mail</u>		
<u>Creditor (Scheduled):</u> Ccs/first Savings Bank 500 East 60th St North Sioux Falls, SD 57104	<u>Creditor (Scheduled):</u> Dahjiling LLC 1278 Glenneyre Street, Suite 134 Laguna Beach, CA 92651	<u>Creditor (Scheduled):</u> Fay Servicing PO Box 619063 Dallas, TX 75261-9063
<u>Creditor (Scheduled):</u> Franchise Tax Board Bankruptcy, PIT MS A340 PO Box 2952 Sacramento, CA 95812-2952	<u>Creditor (Scheduled/POC):</u> Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346	<u>Creditor (Scheduled):</u> Merrick Bank Corp PO Box 9201 Old Bethpage, NY 11804
<u>Creditor (Scheduled):</u> Prestige Default Services 1920 Old Tustin Avenue Santa Ana, CA 92705	<u>Creditor (Scheduled):</u> Synchrony Bank PO Box 965023 Orlando, FL 32896	<u>Creditor (Scheduled):</u> Western Fidelity Trustees 1222 Crenshaw Blvd., Suite B Torrance, CA 90501
<u>Creditor (POC):</u> Merrick Bank c/o Resurgent Capital Services PO Box 10368 Greenville, SC 29603	<u>Creditor (POC):</u> Capital One Bank (USA), N.A. by American InfoSource as agent 4515 N Santa Fe Ave Oklahoma City OK 73118	<u>Creditor (POC):</u> Citibank, NA, as trustee for CMLTI Asset Trust PO Box 814609 Dallas, TX 75381
<u>Creditor (POC):</u> Calvalry SPV I, LLC as assignee of Bank of America/FIA Card Services, NA 500 Summit Lake Drive, Suite 400 Valhalla, NY 10595	<u>Service of Process Agent</u> Bank of America c/o National Registered Agents, Inc. 818 W. 7 th Street, Suite 930 Los Angeles, CA 90017	<u>Service of Process Agent</u> CitiCorp North America c/o CT Corporation 818 W. 7 th Street, Suite 930 Los Angeles, CA 90017
<u>Debtor:</u> Helen Weatherby PO Box 233 Dana Point, CA 92629	Grobstein Teeple LLP 6300 Canoga Ave Ste 1500W Woodland Hills, CA 91367	Mark Sweeney Pacific Sotheby's International Realty 10 Monarch Bay Plaza Dana Point, CA 92629

<u>Served Via Certified Mail</u>		
Jane Fraser, CEO Citibank, NA 5800 S Corporate Place Sioux Falls, SD 57108	Brian Moynihan, CEO Bank of America N.A. 100 N Tryon St Charlotte, NC 28202	Rick Urrutia, President Merrick Bank Corp 10705 South Jordan Gateway, Suite 200 South Jordan, UT 84095